



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

DATE: April 5, 2011

SUBJECT: Extension Request – BZA Case 17827-A, 625 and 633 Park Road, NW

The Office of Planning finds the application to be in conformance with the provisions of § 3130.6 and recommends **APPROVAL** of the two-year extension, as requested by the applicant.

Applicant:	Jobs Partnership Greater Washington (JPGW)
Address:	625 and 633 Park Road, NW
Ward / ANC:	Ward 1; ANC 1A
Project Summary:	Construct a 3-story addition to the New Commandment Baptist Church to house a job training center with administrative offices, classrooms, computer room, library and multipurpose room with 17 underground and 6 surface parking spaces.
Date of Order Issuance:	March 12, 2009
Previous Extension:	None
Date of Order Expiration:	March 12, 2011

PHOTOS OF SITE:



2007 Aerial Photograph



2010 Aerial Photograph



EVALUATION OF THE EXTENSION REQUEST

Section 3130.6 of the Zoning Regulations allows for the extension of a BZA approval for “good case” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the BZA determines that the following requirements are met:

- (a) The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application submitted to the BZA is dated March 10, 2011 and has been in the public record since filing.

- (b) There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board’s justification for approving the original application.**

Zoning Regulations:

There have been no changes in the regulations or the surrounding area that would substantially affect the special exception criteria for church programs (§ 216) or the variance to allow a reduction in the required number of parking spaces (§ 2101).

Surrounding Development:

There have been no substantial developments in the surrounding area that, together with the proposed development, would substantially affect the surrounding area

Proposed Development:

The application indicates that no changes to the approved development are proposed as part of this extension request.

- (c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria.**
- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control;**
 - (2) An inability to secure all required governmental agency approvals by the expiration date of the Board’s order because of delays that are beyond the applicant’s reasonable control; or**
 - (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control.**

The applicant states that the project has been temporarily stalled due to the lack of financing. The project is dependent on financial assistance from the office of the Deputy Mayor for Economic Development (DMPED) who has recently requested a new construction finance plan. The applicant, in partnership with City First Bank has secured new market tax credits and is awaiting the approval of the new finance plan and the granting of additional funding from DMPED.

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Maxine Brown-Roberts, Project Manager